

Simple Approach



**257C High Street, Perth
PH1 5QN**

Offers over £47,950

This centrally located second floor studio flat on Perth's High Street offers an exciting opportunity for buyers seeking a property with strong potential. The accommodation comprises a kitchen, shower room, and a flexible main room that can be used as a combined bedroom and lounge. While the property is in need of upgrading and renovation, it presents a blank canvas for those wishing to modernise and add value. Key features include electric heating and double-glazed windows, helping to ensure comfort and energy efficiency once updated. Given its prime High Street location, the flat benefits from immediate access to local shops, restaurants, and amenities, making it ideal for either owner-occupation or as a rental investment. Parking is available via a residents' permit obtainable through Perth & Kinross Council. This property represents an affordable opportunity to secure a home or investment in the heart of Perth, with significant scope to enhance and personalise to individual taste.

Lounge / Bedroom

10'6" x 14'11" (3.21 x 4.56)

Kitchen

8'0" x 9'8" (2.45 x 2.96)

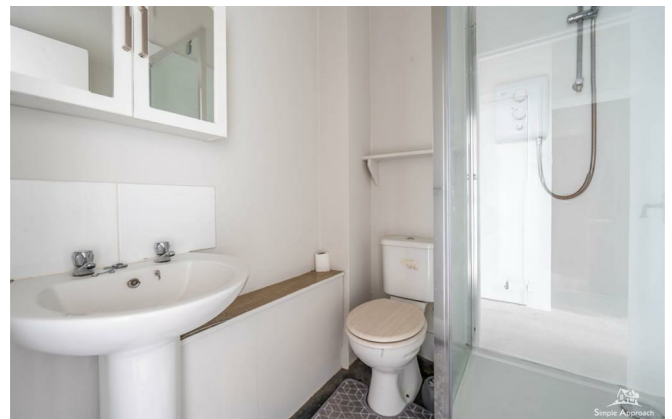
Shower Room

6'2" x 5'2" (1.90 x 1.60)





- Studio Flat
 - Electric Heating
 - Central Location
 - Double Glazing
 - Renovation Required
 - Close To Local Amenities
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!



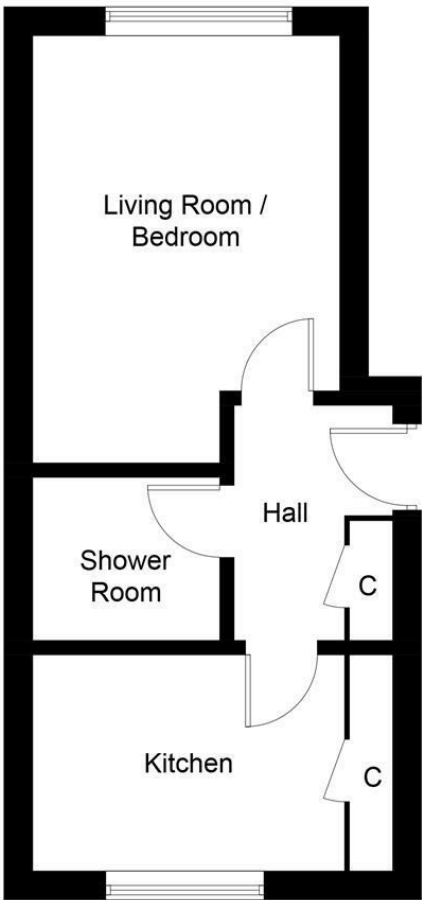
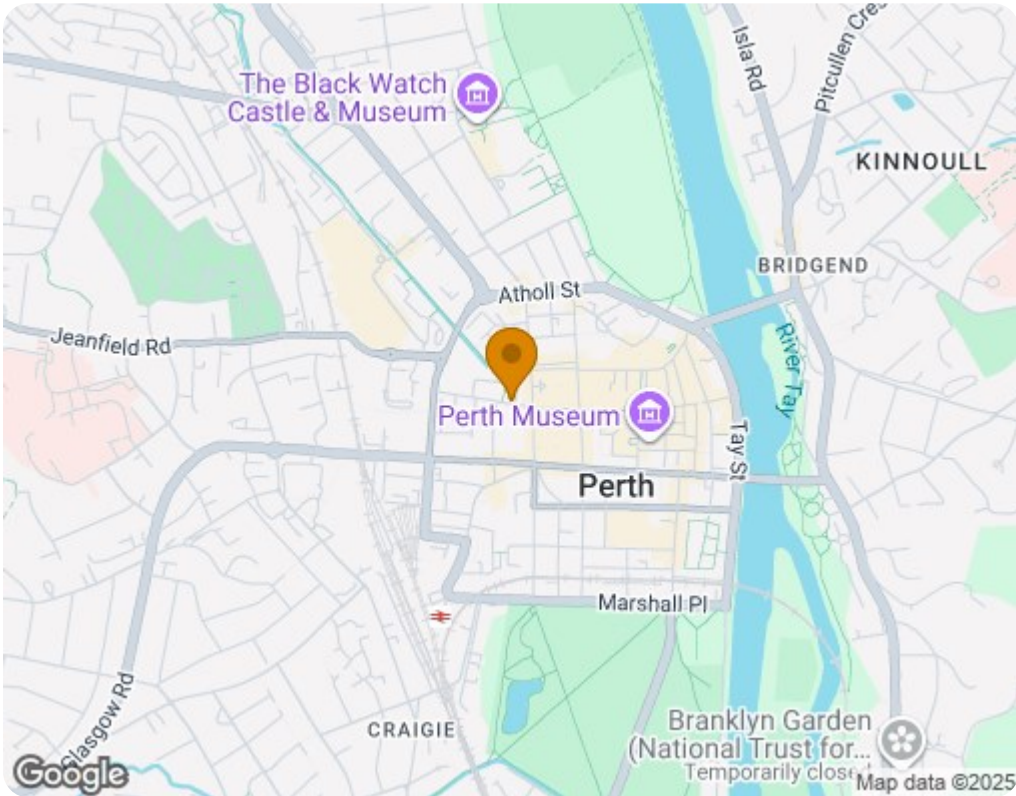


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1238535)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		